



# FARMLAND AUCTION

480 ACRES M/L IN GUTHRIE COUNTY, IOWA

**WEDNESDAY, FEBRUARY 8, 2023 AT 10:00 AM**

Casey Community Center | 104 W. Sherman Street | Casey, Iowa 50048

Located northwest of Casey, Iowa, and only three miles from the Guthrie/Adair county line, these three tracts offer a combination of highly tillable and pasture acres suitable for any farming operation.

- **Tract 1:** 160 Acres M/L with 141.44 FSA tillable acres, CSR2 of 59.3.
- **Tract 2:** 160 Acres M/L with 71.46 FSA tillable acres, CSR2 of 51.5 with a 1,386 sq. ft., two-story home consisting of 3 bedrooms and 1 bathroom
- **Tract 3:** 160 Acres M/L with 81.61 FSA tillable acres, CSR2 of 54.9 with a 1,224 sq. ft., 1 1/2 story home.

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